



INNOVATIVE PLANNING SOLUTIONS

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February 3, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON.
M7A 2J3

Attn: Honourable Steve Clark, Minister
Ministry of Municipal Affairs and Housing

Dear Minister Clark:

Re: ERO No. 019-6113
Ministry Reference No. 43-OP-221936
Simcoe County Official Plan Amendment No. 7
5580 8th Line, 5734 8th Line & 5788 8th Line Beeton ON.
Previn Court Homes

On behalf of Previn Court Homes, Innovative Planning Solutions is pleased to submit the following request to the Ministry of Municipal Affairs and Housing in support of a modification to Simcoe County Official Plan Amendment No. 7 (OPA No. 7). This correspondence requests an amendment to Schedule 5.1 Land Designations providing for a Settlement Area Boundary Expansion for the Beeton Settlement Area to include lands municipally addressed at 5580 8th Line, 5670 8th Line, 5734 8th Line & 5788 8th Line Beeton ON. (Figure 1).

Previn Court Homes owns three parcels along the 8th Line in Beeton having a combined area of approximately 161.79 ha. (399.79 ac.) including:

- 5580 8th Line;
- 5670 8th Line;
- 5734 8th Line; and,
- 5788 8th Line.

In considering their context for residential development, the subject lands are:

- In close proximity to development lands located on the east side of Beeton;
- Would have future access to full municipal servicing;
- Are in an area where a significant amount of urban development has occurred; and,
- Are a clear and logical extension of the Beeton Settlement Area.

OPA No. 7 Policy 3.2.3 identifies the Beeton Settlement Area, New Tecumseth, as a Category 2 Secondary Settlement Area. Category 2 Settlement Areas have a delineated Built-up Area. Policy 3.2.4, Table B Population Forecast for 2051 By Local Municipality, allocates 35,110 additional persons to New Tecumseth by 2051. Our specific request is that the Beeton Settlement Area be expanded to include the subject lands as a designated greenfield area on the basis that it satisfies Policy 3.2.7 d) as follows:

- It serves as a logical extension to the existing delineated built-up area allowing for the efficient use of land, infrastructure and public service facilities;
- Will contribute to the availability of housing choices;
- Is supported by available infrastructure and public service facilities; and,
- Supports efficient community transportation patterns.

Provincial Policy Statement (2020) Policy 1.1.3.1 directs that settlement areas, such as Beeton, shall be the focus of growth and development. Policy 1.1.3.8 provides for the expansion of a settlement area through a municipal comprehensive review where it has been determined that sufficient opportunities to accommodate growth are not available through intensification, redevelopment and designated growth areas to accommodate projected needs over the planning horizon.

The Growth Plan (2020) provides for the implementation of PPS Policy. Growth Plan Policy 2.2.1. 2a) directs that that majority of growth be directed to settlement areas, such as Beeton, that:

- Have a delineated built boundary;
- Have existing or planned municipal water and wastewater systems; and,
- Can support the achievement of complete communities.

Additionally, we offer the following assessment of Growth Plan Policy 2.2.8.2 Settlement Area Boundary Expansions in consideration of the Beeton Settlement Area expansion request:

- Official Plan Amendment No. 7 has identified, through a municipal comprehensive review, that following consideration of minimum intensification targets and a land needs assessment there

are not sufficient opportunities to accommodate a forecasted growth of 35,110 persons for New Tecumseth 2051 planning horizon (Policy 2.2.8.2 a)).

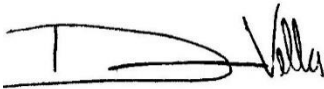
- In our assessment, lands made available by the proposed expansion to the Beeton Settlement Area will not exceed the 2051 planning horizon for New Tecumseth (Policy 2.2.8 2b)).
- The timing of the proposed Beeton Settlement Area expansion and phasing of development will assist in the achievement of minimum intensification and density targets of Official Plan Amendment No. 7 (Policy 2.2.8 2c)).

The request for expansion to the Beeton Settlement Area is consistent with PPS Policy 1.1.3.1 insofar as it directs growth to a settlement area. It complies with Growth Plan Policy 2.2.8.2 insofar as OPA No. 7 has completed a municipal comprehensive review and has identified that New Tecumseth, inclusive of the Beeton Settlement Area, is deficient in terms of its ability to a forecasted growth of 35,110 persons for 2051 planning horizon.

On the basis of this consideration, we request that Simcoe County Official Plan Schedule 5.1 Land Use Designations be further amended to expand the Beeton Settlement Area to include the subject lands at 5580 8th Line, 5734 8th Line & 5788 8th Line, Beeton.

Thank you for consideration,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella', written over a horizontal line.

Darren Vella, MCIP, RPP, B.Sc.
President & Director of Planning

Cc. Previn Court Homes (Client)

